

NEWBY & CO
local estate agents

1 Gynsills Hall
Stelle Way, LE3 8HP
£199,950

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Stelle Way, Glenfield, LE3 8HP

A BEAUTIFULLY PRESENTED ground floor apartment in probably the best position in this HIGHLY SOUGHT AFTER development with French doors issuing out to the parking area, long 999 year lease (from 2001) and well placed for excellent shopping, Glenfield hospital, bus routes to city and major road links via A50, A46 & M1/M69. The development was built in 2001 and this apartment has been comprehensively remodelled with new electric heating, quality floor coverings & tastefully decorated. The good sized accommodation comprises of hall, good storage, 16' dual aspect lounge with independent access to car standing bay, fitted dining kitchen with a full range of appliances, 2 bedrooms, 2 bathrooms. Well kept communal gardens, nearby nature reserve, private parking bay. Early viewing highly recommended! Leasehold - 974 years remaining. Council Tax band D

Entrance Hall
Entrance door, fitted carpet, cupboard, cloaks cupboard, electric heater.

Lounge
16'3" x 10'6" (4.97m x 3.21m)
UPVC double glazed window , fitted carpet UPVC French doors to rear.

Dining Room
14'8" x 8'8" (4.48 x 2.66)
UPVC double glazed iwndow, fitted carpet.

Kitchen
10'3" 8'4" (3.13 2.55)
UPVC double glazed window, fitted with a range of base, drawer & eye level units, work surfaces, tiled splashback, one and a half bowl stainless steel sink unit with mixer tap, double oven, ceramic hob, washing machine, extractor fan. Integrated dishwasher & fridge/freezer.

Bedroom One
15'7" x 10'2" (4.77 x 3.12)
UPVC double glazed window, fitted carpet, built-in wardrobe, recessed cupboard, electric heater.

En-suite Shower Room
UPVC double glazed opaque window, vinyl flooring, mainly tiled walls, extractor fan, fully tiled shower cubicle with electric shower, pedestal wash hand basin, wc.

Bedroom Two
11'6" x 10'8" (3.51 x 3.27)
UPVC double glazed window, fitted carpet, electric heater.

Bathroom
8'7" x 6'3" (2.64 x 1.92)
UPVC double glazed opaque window, vinyl flooring, mainly tiled walls, panelled bath with shower over, pedestal wash hand basin, wc.

Outside

Lease Informatin

Glenfield
Glenfield is a popular large village 5 miles to the West of Leicester city centre with a population of approx 9,500. There are two well regarded primary schools, three pubs, St Peters church and a range of local shopping facilities including a relatively new Morrison's store on Station Road. There is nearby open countryside including Bradgate Park and Gynsills conservation area. There is easy access to M1, A46 & A50 main routes. Glenfield General Hospital & Leics County Council are two large employers. Glenfield is mentioned in the Domesday book of 1086 and is also famous for its now defunct railway tunnel built by Stevenson and once the longest in the world. Regular bus services into Leicester serve the village and Leicester train station is approx 5 miles away.

Local Authority & Council Tax Info (Blaby)
This property falls within Blaby District Council (blaby.gov.uk)
It has a Council Tax Band of D which means a charge of £2,452.38 for tax year ending March 2027
Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.
For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school













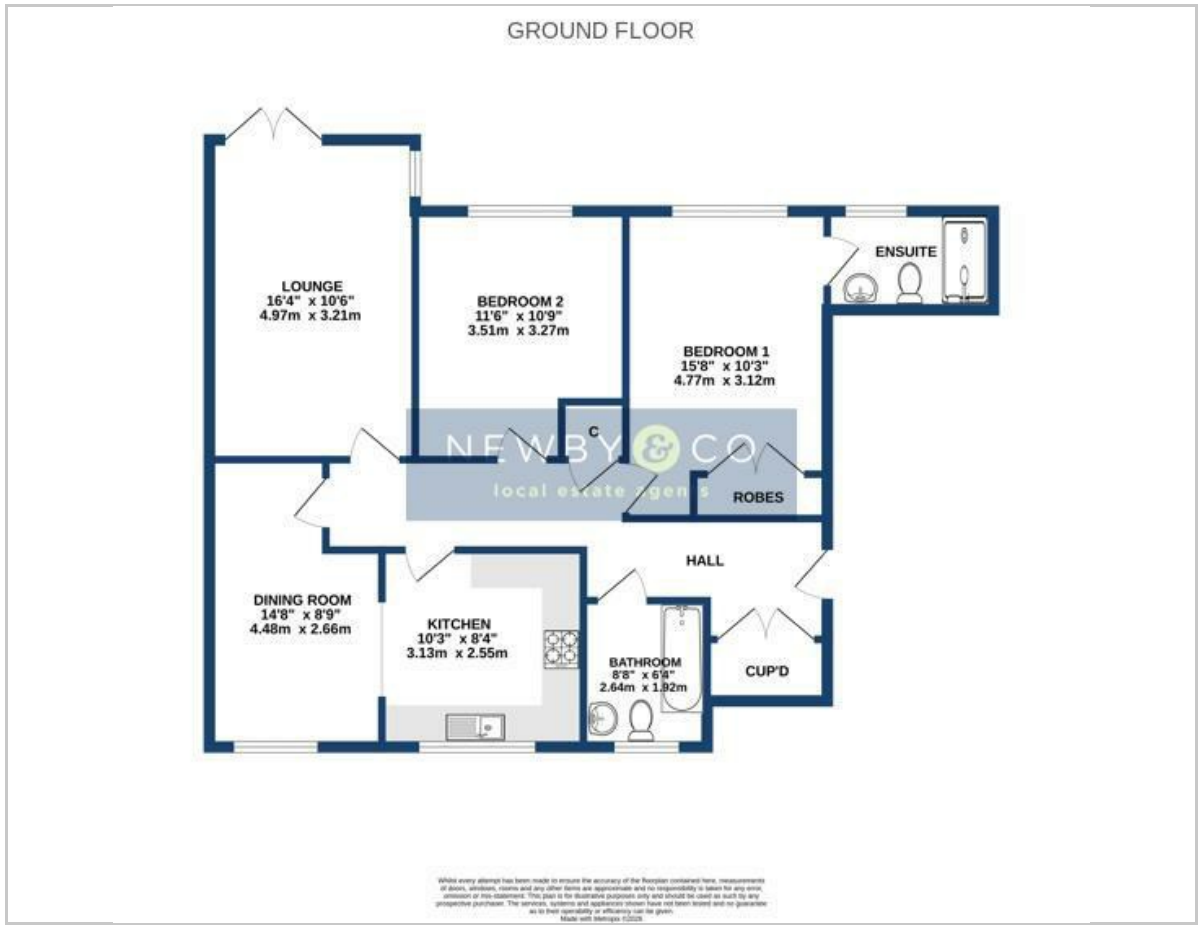




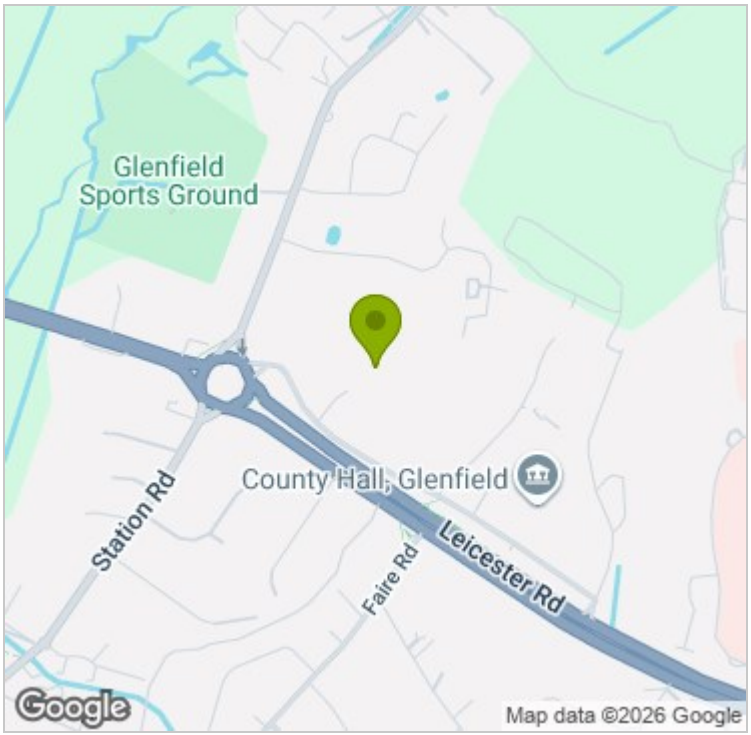




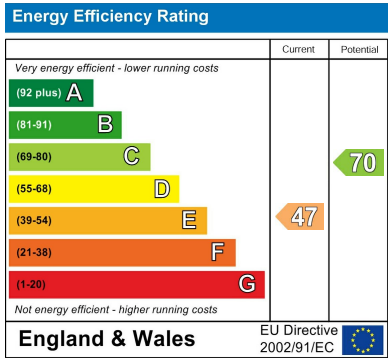
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Glenfield Office on 0116 2990 990
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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